

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 21, 2005

ITEM NO. 4

CASE NUMBER/ PROJECT NAME	<b>24-DR-1992#6 Camelback Desert School Bldg G</b>		
LOCATION	9606 E Kalil Drive		
REQUEST	Request approval of site plan & elevations for construction of a new classroom building.		
OWNER	U S S Benson LLC 602-571-1016	ENGINEER	Morea Hall Engineering Inc 602-258-4428
ARCHITECT/ DESIGNER	Art & Space Architects 480-949-0204	APPLICANT/ COORDINATOR	Richard Sherman Art & Space Architects 480-949-0204

**BACKGROUND**

**Zoning/History.**

The 3-acre site is located at the northeast corner of 96<sup>th</sup> Street and Kalil Drive in an area zoned Single Family Residential (R1-35). This site has been used as a private school since 1987. In 2001, the City Council approved an amendment to the use permit that included the site expansion and new classroom building (Case 5-UP-1992#4). In 2002, the Development Review Board approved the expanded recreation area, a new classroom, and expanded parking area (Case 24-DR-1992#5).

## **Context.**

The 3-acre site is surrounded by a single-family residential neighborhood. Access to the school is restricted to two driveways on 96<sup>th</sup> Street. Buildings on the site have a southwest architectural style and do not exceed heights above 19 feet.

**APPLICANT'S  
PROPOSAL**

## **Applicant's Request.**

This is a request to approve the site plan and elevations for a new classroom building. The proposed classroom building replaces temporary classrooms that were previously removed from this same location on the site. In 1998, the Development Review Board approved a similar classroom building at this location, however that approval has since expired (Case 24-DR-1992#4).

## **Development Information:**

- Existing Use: Private School
- Parcel Size: 3 acres
- New Building Size: 2,670 square feet
- Parking Required/Provided: 22 spaces required for entire site  
45 spaces provided

**Scottsdale Development Review Board Report**  
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**DISCUSSION**

New construction includes a 2,670 square foot building at the southeast corner of the site containing 3 new classrooms (Bldg. G). The new 16-foot tall classroom building will match the existing residential scale and style of other buildings on site. The stucco building will have a combination of light and dark beige colors, a covered arcade on the west elevation, and a sloped roof with red concrete Mission tiles. The new building will be setback from the east property line a minimum of 15 feet, and the existing mature oleander hedge along the south and east property line will remain in place. The existing desert landscaping theme on site will be extended to the building.

**STAFF  
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

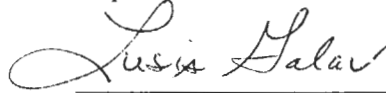
**STAFF CONTACT(S)**

Tim Curtis  
Project Coordination Manager  
Phone: 480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

**APPROVED BY**



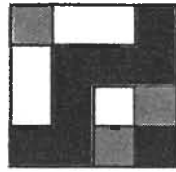
Tim Curtis  
Report Author



Lusia Galav, AICP  
Development Planning Manager  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleaz.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



• **ART SPACE** •  
**ARCHITECTS, LTD.**

24-DR-1992#6  
03/09/05



3/7/05

**CASE #54-PA-2000#3**

**A New Classroom Building  
Camelback Desert School North  
9606 North Kalil Drive  
Scottsdale, Arizona 85260**

**Project Narrative**

The proposed new classroom Building 'G' (2,670 s.f.) represents the last building of the master plan for the private elementary school, which was started over ten years ago. The Building 'G' replaces the modular classrooms, which were removed in December of 2002 at the completion of Building 'J' as agreed upon with the City of Scottsdale.

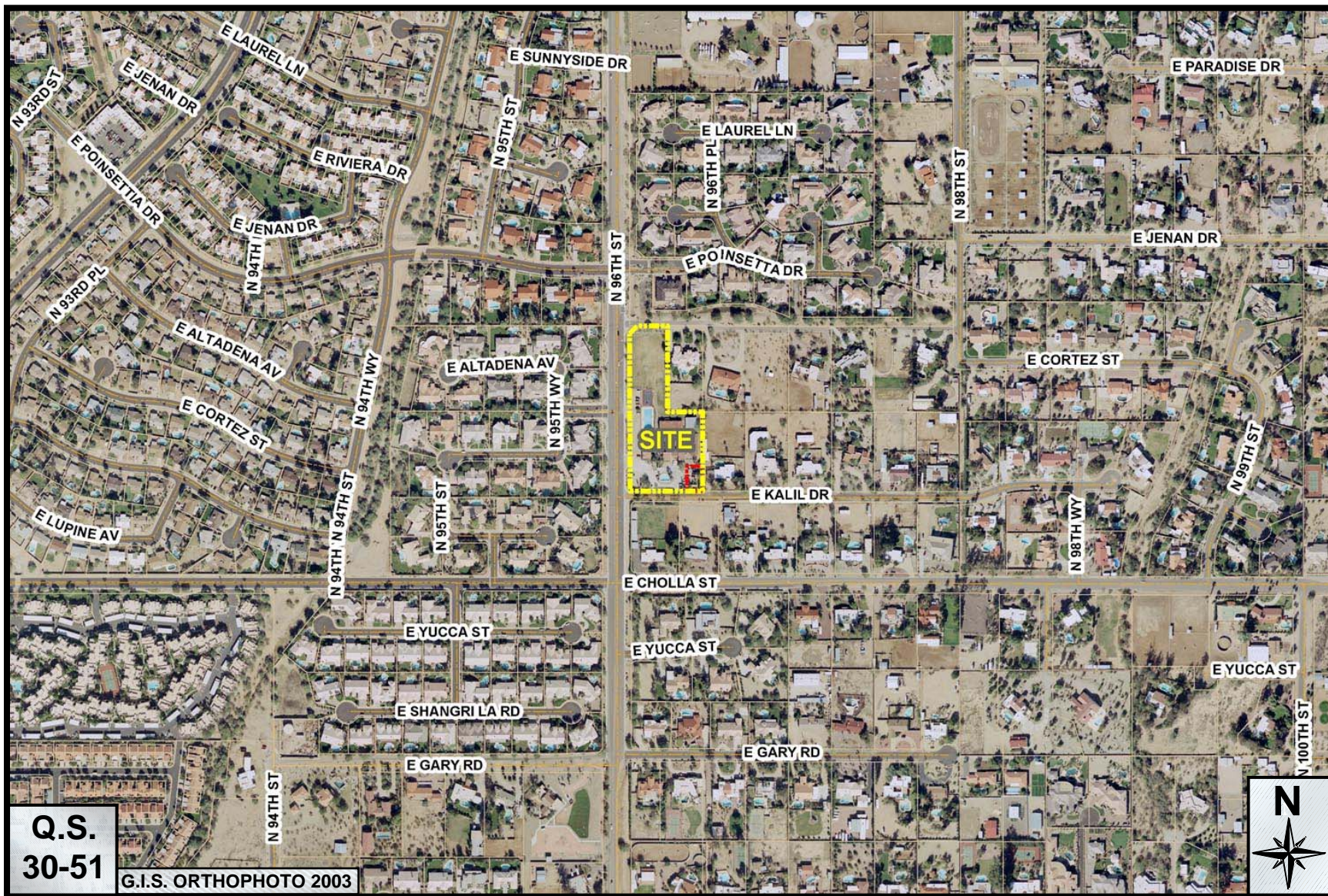
Building 'G' will accommodate three classrooms with a partially covered walkway in conformance with the Design Review Case #24-DR-92#4, which was unanimously approved on 09-03-98. Both materials and color match the existing campus buildings.

The proposed building will be fully sprinklered and with the associated Mechanical, Plumbing and Electrical will be in compliance with the 2003 International Building Code along with complimentary codes.

Landscaping and Site work will be limited to the immediate building area due to the fact that during the last construction phase (Building 'J' in 2002), the playfield was added; the parking requirements were implemented including Building 'G'; retention areas were constructed for the total site and the Sprinkler Main was upgraded to accommodate Building 'G'.

ATTACHMENT #1





Q.S.  
30-51

G.I.S. ORTHOPHOTO 2003

Camelback Desert School Bldg G

24-DR-1992#6

ATTACHMENT #2





Camelback Desert School Bldg G

24-DR-1992#6

ATTACHMENT #2A



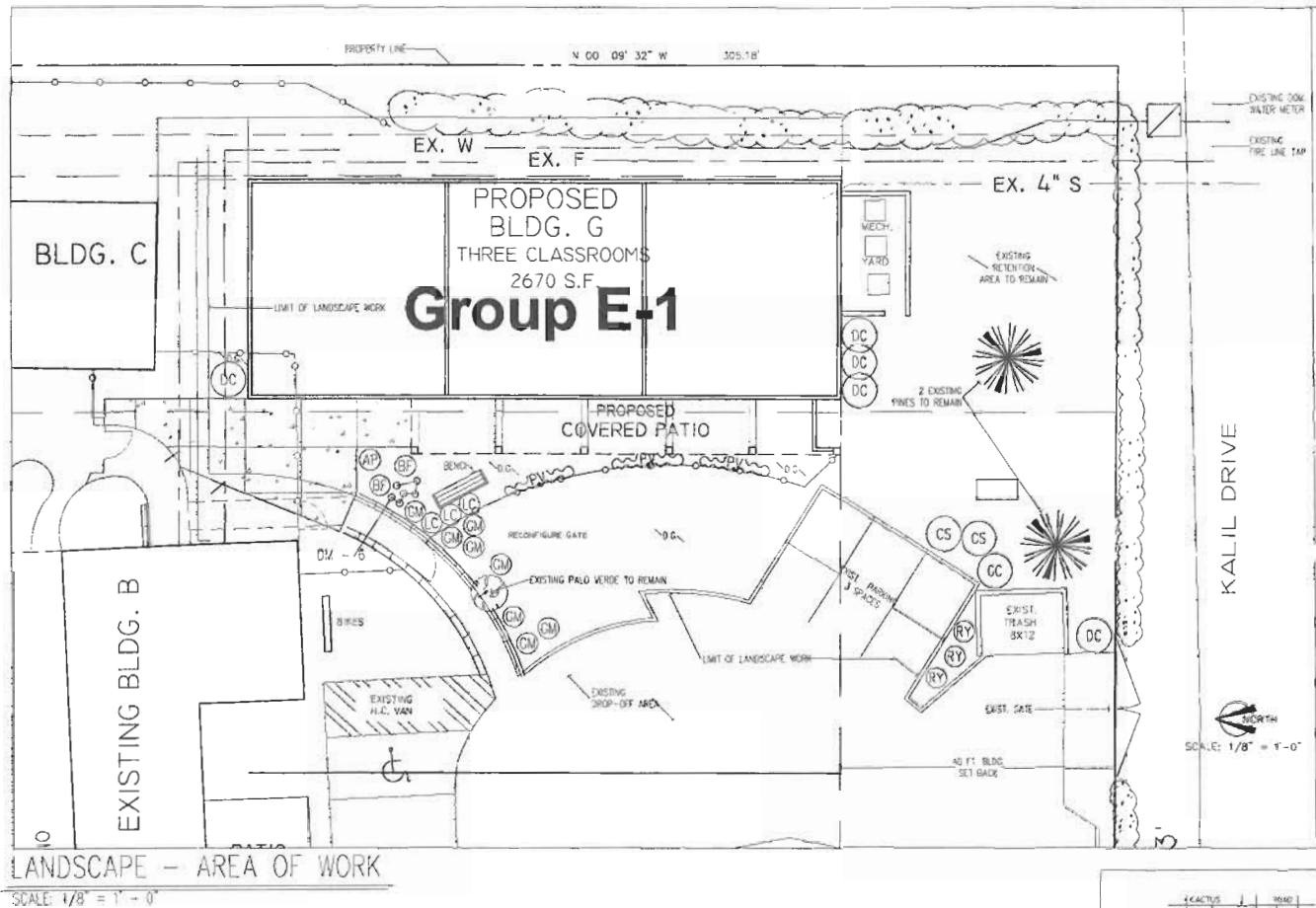
# 24-DR-1992#6

ATTACHMENT #3





24-DR-1992#6  
03/09/05



# CONCEPTUAL LANDSCAPING

## PLANT LIST

ALL PLANTS USED ARE ON THE ARIZONA DEPARTMENT OF WATER RESOURCES - RHEEM ACTIVE MANAGEMENT AREA - USE KEY BOTANICAL NAME | COMMON NAME |

DM *Borerya multiradiata* | Desert Marigold |

BF *Calliandra californica* | Baja Fairy Duster |

DC *Cassia nemophila* | Desert Cassia |

AP *Fallugia paradoxa* | Apache Plume |

RY *Hesperaloe parviflora* | Red Yucca |

LG *Lantana 'Christine'* | Lantana |

LG *Lantana 'Gold Mound'* | Gold Mound Lantana |

LS *Lantana sellowiana* | Lantana |

GC *Leucophyllum frutescens* | Green Cloud |

CS *leucophyllum laevigatum* | Chihuahuan Sage |

PV *Podranea ricasoliana* | Pink Trumpet Vine |  
Plant on east side of fence & attach to fence

DR *Ruellia peninsularis* | Desert Ruellia |

## HARDSCAPE

KEY DESCRIPTION

BENCH Bench

D.G. 1/2" Screened Decomposed Granite  
2" deep  
Saddleback Brown



REVISIONS

NEW CLASSROOM BLDG. "G"  
CAMELBACK DESERT SCHOOL  
NORTH CAMPUS  
1806 E KALIL DRIVE, SCOTTSDALE, AZ 85260

CONCEPTUAL LANDSCAPE PLAN  
Jana Brackley, Landscape Architect, A.S.L.A.  
P.O. Box 1584, Scottsdale, Arizona 85262 602.910-0007

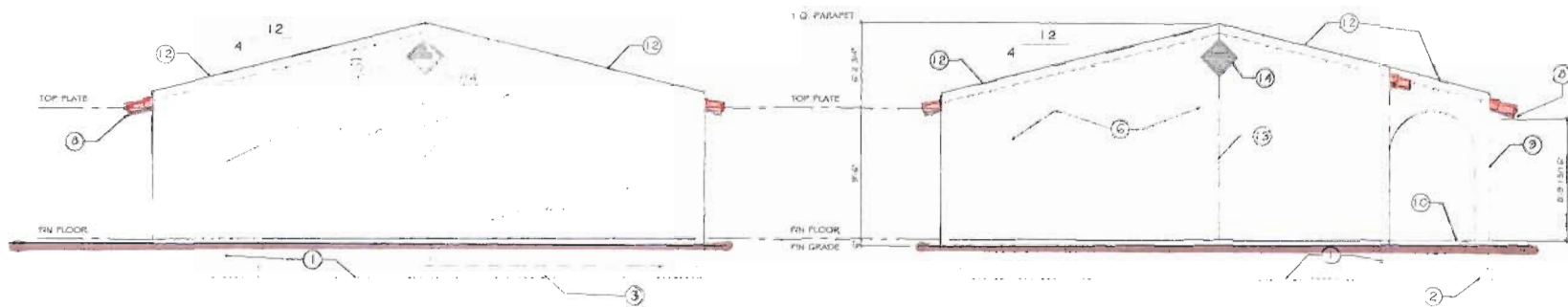
DATE: 2-21-05

SHEET

L-1 of 1



03/09/05

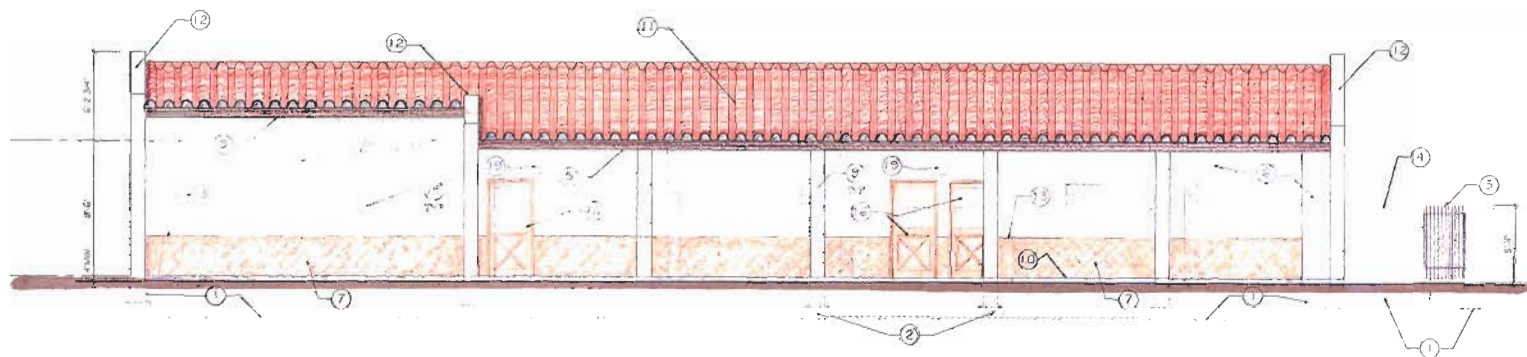


SOUTH ELEVATION

SCALE :  $1/4" = 1' - 0"$

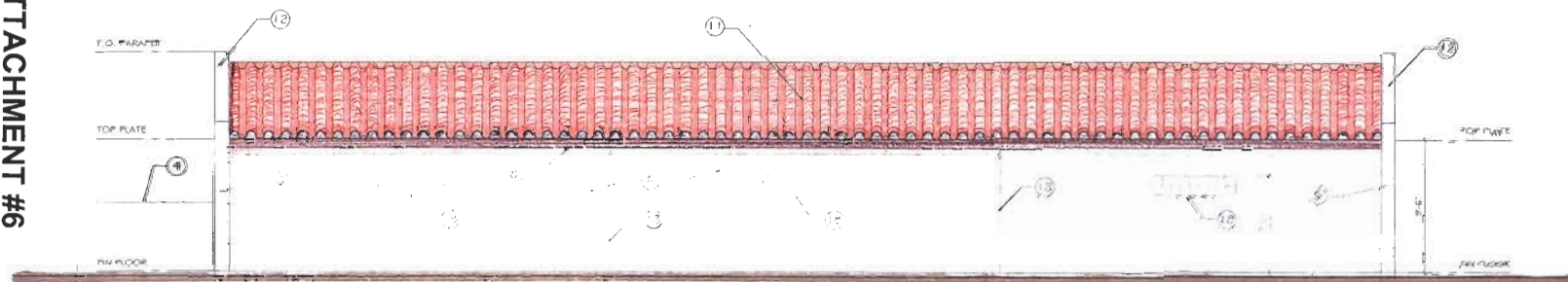
NORTH ELEVATION

SCALE :  $1/4" = 1' - 0"$



WEST ELEVATION

SCALE : 1/4" = 1'-0"



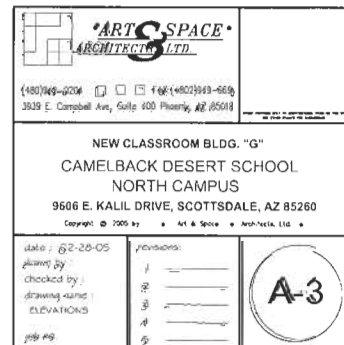
EAST ELEVATION

SCALE : 1/4" = 1' - 0"

## KEYNOTES:

01. FORM, FOOTING & FOUNDATION WALL. SEE STRUCTURAL.
02. FORM, COLUMN FOOTING. SEE STRUCTURAL.
03. FORM, FOOTING & EMU STEM WALL. SEE STRUCTURAL.
04. 2 EIGHT STUCCO SYSTEM / MATCH EXISTING / ON 8" EMU WALL. SEE STRUCTURAL.
05. COLOR: 1 PEARL WHITE.
06. 1. BATE W/ 1 X 6 EDOGE RD (H/4" RSTATION).  
07. WESTERN ONE-COAT STUCCO SYSTEM (CROSSBOND ON 1" TIPS BLDG INSUL., W/ SAND FLOT) FINISH.  
COLOR: 1 PEARL WHITE.
08. SAME AS #6 W/ ROUGH TROWEL FINISH.  
COLOR: 2 STONISH BEIGE.
09. 2 x 8 FASCIA BD. STAIN TO MATCH EXISTING.  
COLOR: 3 MESSIAH BROWN.
10. 3 COAT STUCCO CLAD COLUMN, 12" X 12"  
COLOR: 1 PEARL WHITE.
11. FORM, SLAB ON GRADE w/ C.J. TO MATCH EXIST.  
12. MESSIAH STAIN ROOF TILES BY MONIERAUFLEX.  
COLOR: 11 CANINO BLEND.
13. 1/2" GYPSUM CORE / FUNCTIONING PAINTED TO MATCH WALL W/ EDOGE CAULF.  
14. STUCCO EXTERIOR JOINT.
15. GUTTERED ALUM VENT, SEE SECTION FOR SIZE.  
16. 1" ATTC CALCULATIONS, PAINT TO MATCH WALL.
17. PREFINISHED BATH, MESSIAH W/ CLEAR DUSY PANE.  
FRAME COLOR: # P2000 WARM TONE.
18. INSULATED METAL DOOR, # H.M. FRAME TO MATCH EXISTING FINISH HARDWARE.  
COLOR: #4 STONISH BEIGE.
19. RECREATIVE GLASS BLOCK, 6" X 6" X 3".
20. EXTERIOR LIGHT FIXTURES TO MATCH BUILDING W/ SEE ELECTRICAL. COLOR: WARM TONE.

CASE # 54-PA-2000#3



## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>EXISTING</u></p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p><input checked="" type="checkbox"/> A. KNOX BOX</p> <p><input type="checkbox"/> B. PADLOCK</p> <p><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 600 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)</p> <p><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3 FT. CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|--|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



# **Stipulations for Case: Camelback Desert School Building G Case 24-DR-1992#6**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Art & Space Architects, LTD., dated 2-28-05, and submitted to the City on 3-09-05.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Art & Space Architects, LTD., dated 2-1-05, and submitted to the City on 3-09-05.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Joan Brooking, dated 2-21-05, and submitted to the City on 3-09-05.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. All exterior mechanical, utility, and communications equipment shall be ground-mounted and screened by a wall that matches the architectural color and finish of the building. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

### **EXTERIOR LIGHTING DESIGN:**

#### **DRB Stipulations**

6. All outdoor lighting shall be shielded and directed downward with a light source output compatible with the existing lighting on site.

### **RELEVANT CASES:**

#### **Ordinance**

- A. At the time of review, the applicable Use Permit and Development Review Board cases for the subject site were: 5-UP-1992 #1-4, and 24-DR-1992 #1-5.

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

7. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
8. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
  1. The final drainage report, to be submitted with the final plans submittal, must discuss an alternate disposal method for the detention basin #2 (percolation/evaporation is not acceptable as suggested). bleed-off time of basin #1 shall be increased from proposed 39 minutes to an acceptable time by lowering the bleed-off rate to a fraction of 1.00 (one) cfs.

2. The final plans and drainage report must demonstrate that the proposed basin #1, within the gravel parking lot, to be designed to minimize interference with pedestrian traffic. The depth of the stored water within the gravel parking area shall not exceed six inches.

Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

**Ordinance**

D. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25. cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

E. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**WATER:**

**DRB Stipulations**

9. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- F. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:**

**DRB Stipulations**

10. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

11. On-site sanitary sewer shall be privately owned and maintained.



Service Connections to the Main.

Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

G. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

12. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

H. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]